

CITY OF CARLSBAD – PLANNING DEPARTMENT
APPLICATION
FOR LANDSCAPE PLAN CHECK
Complete all appropriate information. Write N/A when not applicable.

PROJECT NO.(S): _____
PROJECT NAME: _____ DATE: _____
PROJECT DESCRIPTION: _____
(Residential/Industrial/Commercial) _____
PROJECT ADDRESS: _____
APN(S): _____

OWNER: _____
Mailing Address: _____
Phone Number: () _____
I certify that I am the legal owner and that all of the information is true and correct to the best of my knowledge.
Signature: _____ Date: _____

APPLICANT: _____
Mailing Address: _____
Phone Number: () _____
Signature: _____ Date: _____

CIVIL ENGINEER: _____
Firm: _____
Mailing Address: _____
Phone Number: () _____
State Registration Number: _____

LANDSCAPE ARCHITECT: _____
Firm: _____
Mailing Address: _____
Phone Number: () _____
State Registration Number: _____

ADDITIONAL COMMENTS: _____

What is the total cost of proposed landscape and irrigation improvements? (Enter the same total cost as shown on "Landscaping Cost Estimate")

\$ _____

APPLICATION ACCEPTED BY: _____
PROJECT NUMBER: _____
LANDSCAPE PC DWG: _____
OTHER: _____

DATE STAMP APPLICATION RECEIVED

CITY OF CARLSBAD
LANDSCAPE CONSTRUCTION DRAWINGS SUBMITTAL CHECKLIST

CITY PROJECT NO _____
DATE RECEIVED _____

CITY PLANNER _____
RECEIVED BY _____

The following items must be submitted for initial plancheck:

- ☐ 1. Application for Landscape Plan Check
- ☐ 2. Colored Reclaimed Water Area Use Map (24" x 36" min.). Required for all projects, even ones not using Reclaimed Water.
- ☐ 3. Attached Landscape Checklist completed (Appendix H from Landscape Manual)
- ☐ 4. Three (3) copies of Landscape & Irrigation plans folded to 9" x 12". (Distribution: 2 Plan Checker, 1 Project Engineer).
- ☐ 5. Final Grading Plan – Clearly identifying all site improvements including walls (heights and wall material)
- ☐ 6. Approved Conceptual Landscape Plan
- ☐ 7. Conditions of Approval – Copy of Resolution(s) or Approval Letter
- ☐ 8. Fire Suppression Plan – For projects immediately adjacent to "Natural Open Space Areas"
- ☐ 9. Cost Estimate Form
- ☐ 10. Plan Check Fee (*based on current fee schedule)
Cost Estimate _____ x Fee Percentage _____ = Fee _____
- ☐ 11. Inspection Fee (*based on current fee schedule)
Cost Estimate _____ x Fee Percentage _____ = Fee _____

Carlsbad Municipal Water District & County of San Diego Review:

All landscape plans must be submitted directly to the Carlsbad Municipal Water District by the Applicant for their review and approval.

Applicants using reclaimed water must also submit plans directly to the County of San Diego for the required San Diego Recycled Water Plan Check. There is a separate plan check fee for this review which is paid directly to the County of San Diego.

Documentation of approval of the plans from the Carlsbad Municipal Water District and the County of San Diego must be submitted to the City and will be required prior to approval of Construction Drawings.

Landscape Inspections:

The City will now conduct only a final inspection for landscape improvements. Project Landscape Architects are required to monitor the installation and when completed provide a certification letter to the City indicating that the installation has been installed per the City approved plans and specifications. When the City receives this certification letter from the Project Landscape Architect, the City inspector will review the installation to confirm its completion.

CITY OF CARLSBAD
LANDSCAPING COST ESTIMATES

CITY PROJECT NAME: _____

CITY DWG #: _____

CALCULATED BY: _____

DATE: _____

ITEM	QUANTITY	UNIT	UNIT COST	TOTAL
Landscape Area (Slopes)		SF	\$ 2.00	\$
Landscape Area (Non-Slope)		SF	\$ 3.00	\$
GRAND TOTAL:				\$

COMMENTS:



CITY OF CARLSBAD LANDSCAPE CONSTRUCTION CHANGE SUBMITTAL CHECKLIST

CITY PROJECT NO. _____ CITY PROJECT NAME _____

CITY DRAWING NO. _____ CITY PROJECT PLANNER _____

FEE

Minor Construction Change: Less than 25% of the design has been modified.

Major Construction Change: Between 25% and 75% of the design has been modified.

***Modifications that involve more than 75% of the design will be considered as a new submittal and charged the complete plan check fee again.*

THE FOLLOWING ITEMS NEED ONLY BE IN THE INITIAL SUBMITTAL:

☐ Fee (see current fee schedule) Fee amount collected: _____

THIS CONSTRUCTION CHANGE PROPOSES THE FOLLOWING REVISIONS:

☐ Irrigation ☐ Planting ☐ Other _____

THE FOLLOWING ITEMS MUST BE INCLUDED IN EACH SUBMITTAL:

☐ Two (2) redlined landscape blueprints showing changes on City approved plans, folded to 9" x 12"

☐ Letter of Transmittal

☐ Previously reviewed bluelines, if any (Distribution: Planchecker)

☐ ALL CHANGES MUST BE CLEARLY NOTED BY CLOUDING

SUBMITTAL COMPLETE: _____

DATE: _____

**CERTIFICATION OF COMPLETION
LANDSCAPE INSTALLATION
CITY OF CARLSBAD**

Project Name: _____
Permit Address: _____
Permit Number: _____
Drawing Number: _____

I certify that I have inspected the planting and irrigation system and that all landscape work has been installed and completed per the City of Carlsbad's approved plans and specifications.

Project Landscape Architect

Date

Landscape Architect's License Number and Expiration Date: _____
Landscape Architect's Firm Name: _____
Phone number: _____

Following receipt of this Certification of Completion by the City, a final review of the installation will be performed by the City. Fax the certification letter to: **760-602-8559**

Call the Landscape Inspection Request Phone Line at **760-602-4602** to schedule the inspection.

Inspection Contact Name: _____
Phone Number: _____
Contactor Firm Name: _____

CHECKLIST

The following are excerpts from requirements found in the body of the Landscape Manual. They do not necessarily encompass the entire extent of each requirement but rather, represent the essence of each item. When clarification is needed, the plan preparer should refer to the main text of the Landscape Manual for the complete requirement.

This checklist should be used to check off that applicable requirements have been addressed in the plan submittal(s).

THIS CHECKLIST MUST BE PHOTOCOPIED, FILLED OUT, SIGNED, AND SUBMITTED WITH THE PLANS.

PROJECT NAME _____

PROJECT NUMBER _____
(C.T. No., etc.)

YES	N/A
<input type="checkbox"/>	<input type="checkbox"/>

INFO / FORMAT

Submittals contain all required information and conform to the applicable formats.

SECTION
II A, B, C
III A & B

YES	N/A
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

GRADING / SOIL AMEND / MULCHING

- Plans indicate positive drainage away from structures and termination in approved drainage system.
- Soil test taken, reviewed and approved by City, and recommendations incorporated into plans.
- A minimum of 3" mulch on all non-turf planting areas less steep than 3:1.
- Finish grade in medians 2" below concrete.

SECTION
IV 4.3-1
IV C.3-2
IV C.3-3
IV D.4-3

YES	N/A
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

PLANTING

- All trees (except on slopes 3:1 or steeper) minimum 15 gallon.
- 50% of shrubs (except on slopes 3:1 or steeper) minimum 5 gallon.
- Trees staked or guyed.
- Surface rooted type trees away from hard surfaces.
- One tree for every 4 parking stalls.
- Trees minimum 2' from curbs.
- 4' clear landscaping in planters between double parking rows (where applicable).

SECTION
IV A.3-1
IV A.3-1
IV A.3-1
IV A.3-1
IV A.3-2
IV A.3-2
IV A.3-2

YES	N/A		SECTION
		8. 5' planting strip next to through traffic lane (parking lots).	IV A.3-2
		9. Planter islands at ends of parking rows.	IV A.3-2
		10. Minimum 8' perimeter landscaping around parking area.	IV A.3-2
		11. 3' high screening around parking lots (berms, shrubs and/or walls).	IV A.3-2
		12. Sight distances maintained at intersections and vehicular access points (landscape elements under 30" in height).	IV A.3-2 IV D.3-1
		13. Unsightly elements screened with plants sized to screen the area in 2 years.	IV A.3-4
		14. Plants located for microclimate enhancement and solar access.	IV A.3-5 IV A.3-6
		15. Plants with similar cultural requirements of exposure, soils, and water needs grouped together.	IV C.3-4
		16. Turf areas limited as outlined in section IV C.3-4.	IV C.3-4
		17. Woody shrubs planted over 60% of ground cover areas.	IV C.3-4
		18. One (1) street tree per 40' of street frontage (grouped or on center).	IV D.3-1
		19. Street trees on major arterial roads conform to "Arterial Road Themes."	IV D.4
		20. Street trees a minimum 3' outside public R.O.W. (except in Redevelopment Zone and Beach Overlay Zone with City approval).	IV D.3-1
		21. Street trees a minimum 5' from paving, 7' sewer lines, and not in conflict with public utilities.	IV D.3-1
		22. Trees within 5' of public sidewalks have root barriers.	
		23. Median plantings conform to requirements in Section IV D.4-3.	IV D.4-3
		24. Slopes over 8' in vertical height have: a) standard #1 - cover crop/jute mesh (100% coverage) b) standard #2 - ground cover, minimum flatted size (100% coverage) c) standard #3 - low spreading shrubs from minimum 2 3/4" liners (70% coverage) d) standard #4 - trees and large shrubs from minimum 1 gallon (1/200 square feet)	IV E.3-1
		25. Slopes between 4' and 8' in vertical height have standard #1, #2, #3 above.	IV E.3-1
		26. Slopes 3' or less in vertical height and adjacent to public walks or streets have standard #1.	IV E.3-1

IRRIGATION

YES	N/A

General Design

1. Water flow velocities in pipe at 5' per second or less.
2. Pressure differential within circuits less than 20%.
3. Minimize over spray.
4. Check valves to prevent low head drainage.
5. Designed to utilize reclaimed water (current or future).
6. Irrigation circuits organized into "hydro zones."
7. Head spacing 50% of diameter in turf and in non-turf areas when using stream sprays, rotors, or impact heads.
8. Trees in lawn areas have "deep watering device."
9. Irrigation in medians. (Refer to Section D.4-3.7.)
10. Irrigation in medians - submitted irrigation equipment list to Parks and Recreation Department and have received approval.
11. All areas required to be planted under section IV E.3-1 have permanent automatic irrigation systems.
12. Separate circuits top, bottom and middle of slopes.
13. The irrigation follows the approved "Fire Suppression Plan" where applicable.

SECTION
IV B.3-9
IV B.3-8
IV B.3-10 IV C.3-5
IV B.3-13
IV C.3-5
IV C.3-5
IV C.3-5
IV C.3-5
IV D.4-3
IV D.4-3
IV E.3-2
IV E.3-2
IV F.3-1 IV F.3-2

YES	N/A

Point of Connection / Back Flow Prevention

1. Separate meter for landscaping (except residential projects under 4 units).
2. Backflow preventers per code.
3. Pipe between meter and backflow preventer "Schedule K Hard Copper."

SECTION
IV C.3-5
IV B.3-2
IV B.3-2

YES	N/A

Pressure Regulators

1. Pressure regulators when over 80 psi.

SECTION
IV B.3-8

YES	N/A

Controllers

1. Automatic controllers with dual or multiple program/multiple cycle start capacity.

SECTION
IV B.3-4 IV C.3-5

APPENDIX H

(cont)

Valves

YES	N/A

1. Ball valves installed for "zone control."
2. Quick coupling valves every 100 feet.
3. "Pressure regulating type" remote control valves when over 60 psi.
4. Serviceable check valves where elevation differential may cause low head drainage.
5. "Master control valve" on slopes over 50,000 square feet in area.

SECTION
IV B.3-5
IV B.3-6
IV B.3-7
IV C.3-5
IV E.3-2

Pipe

YES	N/A

1. All pipe below grade (18" cover on main, 12" cover on laterals.)
2. PVC mains Class 315 (2" or larger or Schedule 40 (1½" or smaller).
3. PVC lateral Class 200 (except for ½").
4. Labeled or colored pipe to denote reclaimed water use.
5. Sleeves under improvements (Sch. 80 under roads at 30"; Sch. 40 other than under roads at 18" cover) 2 times the line size.
6. Thrust blocks on mains at direction changes.

SECTION
IV B.3-3
IV B.3-3
IV B.3-3
IV C.3-5
IV B.3-12
IV B.3-13

Heads

YES	N/A

1. Pop ups within 10' of pedestrian uses.
2. Precipitation rate of heads not to exceed .5" per hour (slopes 25' in horizontal distance or less) or 1.4" per hour (slopes 25' or greater).

SECTION
IV B.3-11
IV E.3-2

Miscellaneous

YES	N/A

1. Risers over 12" above grade staked.
2. Controller wire sleeved under improvements.
3. Model Home "Xeriscape Model" where applicable.
4. Rain shut off device.

SECTION
IV B.3-11
IV B.3-12
IV C.3-1
IV C.3-5

YES	N/A

CONCRETE / FOUNTAINS

1. Concrete in medians conform to requirements in Section IV D.4-3.
2. Fountains recycle water.
3. Fountains designed to utilize reclaimed water.

SECTION
IV D.4-3
IV C.3-6
IV C.3-6

PLAN PREPARER: _____

COMPANY NAME: _____

DATE: _____